

**Municipal Offices:**  
(810) 798-8528  
(810) 798-3397 FAX  
[www.almontvillage.org](http://www.almontvillage.org)

**Village Manager:**  
Oliver K. Turner

**Village Clerk/Treasurer**  
Kimberly J. Keesler

## *Village of Almont Zoning Board of Appeals*

*817 North Main Street  
Almont, Michigan 48003*

**Members**  
Martin Wells, P.C. Rep.  
Dave Love, Council Rep.

Debbie Schumacher,  
Alternate

### **ALMONT VILLAGE ZONING BOARD OF APPEALS REGULAR MEETING May 8, 2014**

#### **CALL TO ORDER**

Chairman Wells called the meeting to order at 7:00 p.m.

#### **ROLL CALL**

Members Present: Wells; Love; Schumacher

Members Absent: None

Also Present: Village Manager/Zoning Admin. Oliver Turner  
Council Member Gary Peltier  
Mr. Michael Knapke  
Mr. Robert Knapke

#### **APPROVAL OF MINUTES**

Wells moved, Love seconded, **PASSED UNANIMOUSLY**, to approve the Regular Meeting minutes of March 13, 2014.

#### **PUBLIC HEARING**

Chairperson Wells opened the public hearing at 7:01 p.m.

Mr. Knapke made a presentation regarding his request for a use variance to permit the bottom floor of 227 N. Main to be used for residential purposes even though the property is located within a C-1 [Central Business District] area. Discussion was held about the fact that the former owner of the property used the bottom floor for residential purposes, the belief held by Board Members that granting the variance would not substantially alter the character of the neighborhood, the fact that the subject property is unique because it is a traditional house and not a traditional commercial business structure, and the fact the structure is not treated as those other properties contained within the C-1 [Central Business District] area.

Chairperson Wells closed the public hearing at 7:15 p.m.

#### **NEW BUSINESS**

Love moved, Schumacher seconded, **PASSED UNANIMOUSLY**, to approve the granting of a use variance for the bottom floor of 227 N. Main to be used for residential purposes even though the property is located within a C-1 [Central Business District] zoning area based upon discussion held [as detailed above] and the following findings of fact:



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- The granting of the variance will not substantially alter the characteristic of the neighborhood;
- The bottom floor of the subject property was formerly used for residential purposes;
- The subject property is unique in the fact that it includes a traditional house rather than a traditional commercial structure;
- And not granting the variance would cause a hardship to the applicant because the first floor of the structure could not be used for residential purposes.

### **OLD BUSINESS**

None

### **PUBLIC COMMENT**

None

### **ADJOURNMENT**

Wells moved, Love seconded, **PASSED UNANIMOUSLY**, to adjourn the meeting.

Meeting adjourned at 7:17 p.m.

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Oliver K Turner  
Recording Secretary

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Marty Wells  
Planning Commission Representative

Approved: June 12, 2014

